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12 Spark Hill, Cam, Dursley,
GL11 5UN

Price Guide
£515,000



*** OPEN HOUSE * SATURDAY 6TH DECEMBER * 1.30PM UNTIL 3PM * CALL TO BOOK A VIEWING ***

LOCATED IN THE SOUGHT AFTER AREA OF MANOR AVENUE, THIS ATTRACTIVE DETACHED FAMILY HOME IS TUCKED AWAY IN A PRIME CUL DE SAC POSITION WITHIN SPARK HILL. BOASTING THREE RECEPTION ROOMS, FOUR BEDROOMS, AND TWO BATHROOMS, THIS PROPERTY OFFERS EXCEPTIONAL SPACE FOR A GROWING FAMILY. BUILT IN THE 1980S, THIS HOME HAS BEEN UPGRADED OVER TIME, WHILST RETAINING ITS CLASSIC CHARM. THE PROPERTY FEATURES LOUNGE, DINING ROOM AND STUDY, OPEN PLAN KITCHEN/BREAKFAST ROOM, WITH SEPARATE UTILITY AND CLOAKROOM. ON THE FIRST FLOOR ARE FOUR WELL APPOINTED BEDROOMS, MASTER HAVING EN SUITE AND ADDITIONAL FAMILY BATHROOM, AND AMPLE BUILT IN STORAGE SPACE. EXTERNALLY A LARGE DRIVEWAY OFFERS AMPLE OFF STREET PARKING, ALONG WITH A DOUBLE GARAGE WITH ELECTRIC ROLLER SHUTTER DOORS. THE LANDSCAPED ENCLOSED GARDENS PROVIDE A PEACEFUL RETREAT WITH VIEWS ACROSS OPEN FIELDS. THE PROPERTY ALSO FEATURES 3.8KW SOLAR PHOTOVOLTAIC PANELS AND THERMAL SOLAR FOR HOT WATER, CONTRIBUTING TO AN IMPRESSIVE ENERGY RATING OF B. THIS PROPERTY MUST BE SEEN TO BE FULLY APPRECIATED!

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SITUATION

This substantial four bedroom property is situated in 'Spark Hill', which is a highly sought after cul-de-sac in this popular residential area of Cam. The property is within walking distance of the village centre, which has a range of facilities including: Tesco supermarket, independent retailers, chemist and hardware store. The village also has both doctors and dentists surgeries and a choice of three primary schools along with public houses. The nearby town of Dursley offers a wider range of shopping facilities and community facilities including: sports centre, eighteen hole golf course and secondary schooling. Cam has a 'Park and Ride' railway station with onward connections to the national rail network. The village is also well placed for commuting to the larger centres of Gloucester, Bristol and Cheltenham via the A38 and M5/M4 motorway network.

DIRECTIONS

From Dursley town centre proceed out of town in a north westerly direction on the A4135, continue straight across the first and second mini roundabouts, at the third mini roundabout take the second exit and take the first left turning onto Manor Avenue, continue on this road for half a mile, turn left onto Spark Hill and right into a communal driveway where number 12 can be found at the end and is accessible to the side of the double garage with twin garage doors.

DESCRIPTION

Having been in the same ownership since new the current vendors have lovingly upgraded the property over time. Located in this sought after area with views over open fields to the rear and across the escarpment to the front, this family home is neatly tucked away in a cul-de-sac position and comprises: entrance hallway, lounge, dining room, study, kitchen and adjoining breakfast room, utility and cloakroom. On the first floor are four bedrooms, en suite, family bathroom and ample storage. Double garage with remote controlled doors, large driveway, enclosed and landscaped rear gardens backing onto open fields and private front garden. Energy Rating: B, Solar panels generating a tax free income. MUST BE SEEN TO BE FULLY APPRECIATED.

THE ACCOMMODATION

(Please note that our room sizes are quoted in metres to the nearest one hundredth of a metre on a wall to wall basis. The imperial equivalent (included in brackets) is only intended as an approximate guide).

CANOPY PORCH

ENTRANCE HALLWAY

A welcoming and spacious entrance hallway having double glazed front door with side screen, stairs to first floor with under stair cupboard and radiator.

LOUNGE 7.30m into bay x 3.32m (23'11" into bay x 10'10")

Spacious with a cosy feel, having coal effect gas fire with mantel, surround and hearth, radiators and dual aspect double glazed bay window to front and double glazed patio doors to rear with views across the garden and fields beyond. Internal double doors provide direct access to the dining room.

DINING ROOM 3.56m x 2.75m into bay (11'8" x 9'0" into bay)

Well placed with double glazed bay window offering exceptional views across the rear garden, radiator, double doors from lounge for entertaining and door leading to hallway.

KITCHEN 3.93m max x 2.45m widening to 5.92m (12'10" max x 8'0" widening to 19'5")

Having shaker style wall and base units with worktop over and sink and drainer, wall mounted built in double oven, 4 ring gas burner hob with extractor over, built in dishwasher and space for fridge freezer, double glazed window to rear and opening leading to

BREAKFAST ROOM 3.16m x 2.35m (10'4" x 7'8")

A versatile entertaining space for dining having double glazed patio doors leading out onto rear garden and opening to utility room.

UTILITY ROOM 2.36m x 1.82m (7'8" x 5'11")

Useful space with wall and base units, worktop with inset sink and drainer, plumbing for washing machine, radiator and double glazed window to rear.

STUDY/PLAYROOM 2.48m x 2.45m (8'1" x 8'0")

Perfect home office space or playroom, having radiator and double glazed window to front.

CLOAKROOM

Having WC & hand wash basin with radiator and double glazed window to front.

ON THE FIRST FLOOR

LANDING

Spacious landing area with useful cupboard and loft access.

BEDROOM ONE 3.39m x 3.41m (11'1" x 11'2")

With an array of attractive built in double wardrobes, radiator and double glazed window to front offering exceptional views across the escarpment and leading to:

EN SUITE

Having WC, good size built in vanity wash basin with storage under, separate shower cubicle with mains shower, ladder radiator and double glazed window to front.

BEDROOM TWO 3.42m x 3.14m (11'2" x 10'3")

Having built in double wardrobe, radiator and double glazed window to front with views across the escarpment.

BEDROOM THREE 3.41m x 2.50m (11'2" x 8'2")

With radiator and double glazed window to rear with exceptional views across open fields.

BEDROOM FOUR 2.74m x 2.42m (8'11" x 7'11")

With built in wardrobe, radiator and double glazed window to rear offering views.

FAMILY BATHROOM

Spacious with white suite comprising: jacuzzi bath with mains shower over, vanity wash basin with storage under and WC. Ladder radiator and double glazed window to rear.

EXTERNALLY

To the rear of the property there is a good size flagstone patio area alongside an under cover pergola for al fresco dining and entertaining, the westerly facing lawned area backs onto to open fields and there is a vegetable patch and greenhouse along with with borders having an array of shrubs and trees. A side access gate leads to the shared tarmac driveway providing turning space and ample off street parking leading to the DOUBLE GARAGE and a pathway leads on to the front of the property where an ornamental garden of patio and gravel can be found along with a variety of fruit bushes.



DOUBLE GARAGE 5.22m x 5.00m (17'1" x 16'4")

Good size double garage has boarded loft space, light and power and twin up and over doors electric powered doors.

AGENT NOTES

Tenure: Freehold
Services: All mains services are believed to be connected
Council Tax Band: F
Broadband: Fibre to the Cabinet
For mobile signal and wireless broadband: Please see www.checker.ofcom.org.uk for more information

The property has the benefit of 20 Solar Panels which were installed in 2010 and producing 3.8kw of electricity and additional two thermal solar heating: both generating an approximate annual tax free income of £2109.00 based on 2024 and are index linked. The panels are owned in full by the current owners and help towards reducing the annual energy costs. Approximate annual expenditure for 2024: electricity and gas: £1415.61

FINANCIAL SERVICES

We may offer prospective purchasers' financial advice in order to assist the progress of the sale. Bennett Jones Partnership introduces only to Kingsbridge Independent Mortgage Advice and if so, may be paid an introductory commission which averages £128.00.

